029.0	0004	0024.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	941,300 / 941,300
					USE VALUE:	941,300 / 941,300
					ASSESSED:	941,300 / 941,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
45		TUFTS ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MULLEN JOHN F/TRUSTEE
Owner 2:	JOHN F MULLEN TRUST
Owner 3:	
Street 1:	7 DOUGLAS ROAD
Street 2:	
Twn/City:	WESTFORD
St/Prov:	MA Cntry: Own Occ: Y
Postal:	01886 Type:

PREVIOUS OWNER

Owner 1:	MULLEN JOHN F -
Owner 2:	-
Street 1:	7 DOUGLAS ROAD
Twn/City:	WESTFORD
St/Prov:	MA Cntry:
Postal:	01886

NARRATIVE DESCRIPTION

This parcel contains .112 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1939, having primarily Vinyl Exterior and 2314 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4865.000	483,400	5,100	452,800	941,300
Total Card	0.112	483,400	5,100	452,800	941,300
Total Parcel	0.112	483,400	5,100	452,800	941,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 406.78 /Parcel: 406.78

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 20417

GIS Ref

GIS Ref

Insp Date 08/19/17

!2459!

PREVIOUS ASSESSMENT

Parcel ID 029.0-0004-0024.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	483,400	5100	4,865.	452,800	941,300		Year end	12/23/2021
2021	104	FV	461,700	5100	4,865.	452,800	919,600		Year End Roll	12/10/2020
2020	104	FV	461,700	5100	4,865.	452,800	919,600	919,600	Year End Roll	12/18/2019
2019	104	FV	360,400	5100	4,865.	481,100	846,600	846,600	Year End Roll	1/3/2019
2018	104	FV	360,400	5100	4,865.	350,900	716,400	716,400	Year End Roll	12/20/2017
2017	104	FV	338,500	5100	4,865.	305,600	649,200	649,200	Year End Roll	1/3/2017
2016	104	FV	338,500	5100	4,865.	260,300	603,900	603,900	Year End	1/4/2016
2015	104	FV	302,400	5100	4,865.	254,700	562,200	562,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	21:32:01

LAST REV

Date	Time
09/06/17	09:04:23
ekelly	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 2459

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MULLEN JOHN F,	1458-129		8/25/2014	Convenience	1	No	No		
MULLEN MILDRED	1252-131		5/24/2002	Family		No	No		
	1170-64		4/24/1997	Family	1	No	No		N

USER DEFINED

Prior Id # 1:	20417
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/28/2006	530	Re-Roof	7,695					

ACTIVITY INFORMATION

Date	Result	By	Name
8/19/2017	MEAS&NOTICE	HS	Hanne S
4/27/2009	Entry Denied	372	PATRIOT
4/22/2000	Inspected	276	PATRIOT
2/17/2000	Measured	263	PATRIOT
10/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4865		Sq. Ft.	Site		0	80.	1.16	1									452,760						452,800	

Total AC/HA:	0.11169	Total SF/SM:	4865	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	452,760	Spl Credit		Total:	452,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	8 - Brick Veneer	12	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1939	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Poor

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.10375965
Const Adj.:	1.00349963
Adj $ / SQ:	199.372
Other Features:	118000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	656766
Depreciation:	173386
Depreciated Total:	483380

COMMENTS

SCUTTLE HOLE, OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

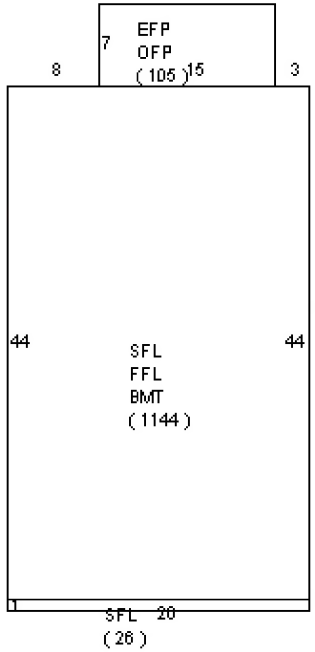
No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	199.37
Special Features:	0	Val/Su Net:	131.79
Final Total:	483400	Val/Su SzAd	208.90

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,170	199.370	233,265
BMT	Basement	1,144	59.810	68,424
FFL	First Floor	1,144	199.370	228,082
EFP	Enclos Porch	105	53.340	5,601
OFP	Open Porch	105	32.330	3,394

Net Sketched Area:	3,668			Total:	538,766
Size Ad	2314	Gross Area	3668	FinArea	2314

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 029.0-0004-0024.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1939	21.25	T	40	104			5,100			5,100

More: N	Total Yard Items:	5,100	Total Special Featues:		Total: 5,100